

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

**CITY OF NEWTON**

**Massachusetts**

**INTER-OFFICE CORRESPONDENCE**

DATE: December 8, 2005

TO: John Lojek, Commissioner of Inspectional Services

FROM: Michael Kruse, Director of Planning and Development  
Nancy M. Ranzowich, Chief Planner  
Jean Fulkerson, Principal Planner

SUBJECT: **Administrative Site Plan Review**  
**Lasell College Rockwell Residence Hall**

CC: Mayor David B. Cohen  
Alderman Lisle Baker, President of the Board  
Ward 4 Aldermen John Stewart, Amy Mah Sangiolo, John W. Harney  
Robert Rooney, Commissioner of Public Works  
John Daghlion, Associate City Engineer  
Assistant Chief Bruce A. Proia, Fire Department

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In accordance with Section 30-5(a)(2) of the City's Zoning Ordinance, which requires Site Plan Review for non-profit educational uses, the Planning Department and other City departments have reviewed the proposed plans for the LASELL COLLEGE ROCKWELL SITE RESIDENCE HALL submitted to the City of Newton on October 11, 2005. The proposed project is located on a parcel of land bounded by Studio Road, Aspen Avenue, Woodland Road, and Forest Avenue. The structure fronts Studio Road and includes a new underground parking level.

The following plans and documents were reviewed as part of the Site Plan Review process.

- Prepared by Steffian Bradley Associates, Inc., Architects, 100 Summer Street, Boston MA, signed by Alicia T. Caritano, Registered Architect:
  - i. Plan Entitled "Cover Sheet" dated 10/5/05, and
  - ii. Plan Entitled "A100, Basement Floor Plan" dated 10/5/05, and
  - iii. Plan Entitled "A101, First Floor Plan" dated 10/5/05, and
  - iv. Plan Entitled "A102, Second Floor Plan" dated 10/5/05, and
  - v. Plan Entitled "A103, Third Floor Plan" dated 10/5/05, and
  - vi. Plan Entitled "A104, Penthouse and Roof Floor Plans" dated 10/5/05,
  - vii. Plan Entitled "A201, Elevations" dated 10/5/05, and

# Lasell College

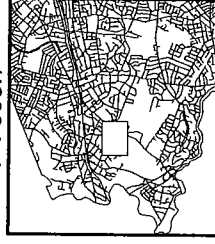
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# Zoning Rockwell Hall Lasell College

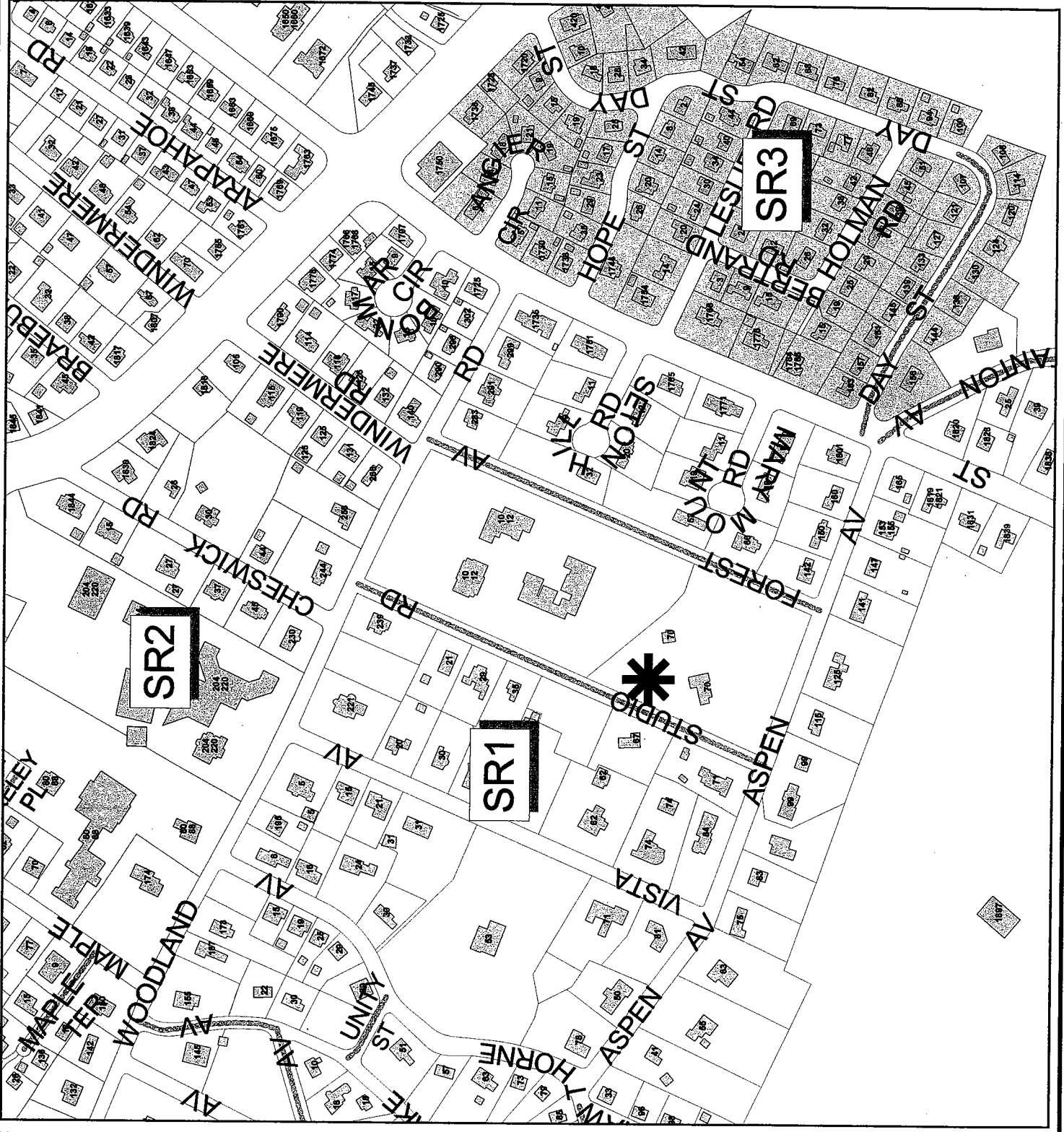
- Newton Boundary Zoning Districts
  - Single Res. 1
  - Single Res. 2
  - Single Res. 3
  - Business 1
  - Business 2
  - Business 3
  - Business 4
  - Business 5
  - Lim. Manuf.
  - Manuf.
  - Multi-Res. 1
  - Multi-Res. 2
  - Multi-Res. 3
  - Multi-Res. 4
  - Mixed Use 1
  - Mixed Use 2
  - OS/Rec.
  - Public Use
  - Property Boundaries
  - Ponds/Rivers
  - Pond Names
  - Private Streets
  - Private
  - Stream Names
- Streams
- Intermittent
- Perennial
- Buildings
- Street Names
- Address Numbers

1" = 338.7'



The information on this map is from a digital data base accessed using the Newton Geographic Information System (GIS). The Newton Planning Department is not responsible for determining the accuracy of the information for determining its suitability for his or her intended use or purpose. City departments will not necessarily approve applications based solely on GIS data. Applicants for city permits and licenses must inquire of the relevant city department for applicable requirements. City staff GIS Administrator maintains records regarding the source materials and methods used to create the digital data and will disclose this information upon request.

DATA SOURCES: Aerial Imagery 1999, 2000, 2001  
Property boundaries compiled by 1997, 1999, 2000, 2001  
Address boundaries compiled by 1997, 1999, 2000, 2001  
Public Use boundaries compiled by 1997, 1999, 2000, 2001  
Private Streets boundaries compiled by 1997, 1999, 2000, 2001  
Stream boundaries compiled by 1997, 1999, 2000, 2001  
Pond boundaries compiled by 1997, 1999, 2000, 2001  
Map data is from the Newton GIS Database.



- viii. Plan Entitled “SPR-1, Revised Loading Area with Setback Dimension” dated 11/21/05, (not stamped or signed).
- Prepared by VTP Associates, Inc., Land Surveyors and Civil Engineers, 132 Adams Street, Newton, MA, signed by James J. Abely, Land Surveyor:
  - i. Plan Entitled “Site Plan, Newton, Massachusetts, Showing Existing Conditions at Rockwell Residence Hall, Sheet 1 of 5” dated 10/5/05, and
  - ii. Plan Entitled “Utility Plan, Newton Massachusetts, Showing proposed Conditions at Rockwell Residence Hall, Sheet 2 of 5” dated 10/5/05, and
  - iii. Plan Entitled “Utility Detail, Newton, Massachusetts, Showing Details at Rockwell Residence Hall, Sheet 3 of 5” dated 10/5/05, and
  - iv. Plan Entitled “Site Grading Plan, Newton, Massachusetts, Showing proposed Conditions at Rockwell Residence Hall, Sheet 4 of 5” dated 10/5/05, and
  - v. Plan Entitled “Site Grading Detail Sheet, Newton, Massachusetts, Showing Details at Rockwell Residence Hall, Sheet 5 of 5” dated 10/5/05, and
  - vi. Report Entitled “Drainage Summary, The Rockwell School Studio Road, Newton Massachusetts” dated September 22, 2005.
- Prepared by Mary Smith Associates, Landscape Architects and Planners, signed by Mark C. Kopchell, Registered Landscape Architect:
  - i. Plan Entitled “Landscape Plan, Sheet L-1” dated 10/5/05, and
  - ii. Plan Entitled “Tree Inventory and Removal Plan, Sheet L-2” dated 10/5/05, and
  - iii. Plan Entitled “L-1 Composite Landscape Plan, dated 11/9/05 (not stamped or signed)
- Prepared by BSC Group, Engineers and Environmental Sciences, 15 Elkins Streets, Boston MA, signed by Gregory Sampson, Project Scientist, Letter Entitled “Re: Wetlands Letter Report – Lasell College Propoposed Dormitory” dated October 4, 2005.
- Letter of Incorporation for Lasell College, Commonwealth of Massachusetts, Secretary of the Commonwealth, State House, Boston, MA, dated October 4, 2005, Signed by William Francis Galvin.

## **PROJECT OVERVIEW**

Lasell College is proposing to construct a new building, the Rockwell Residence Hall, at the site bounded by Studio Road, Aspen Avenue, Forest Avenue, and Woodland Road. Sited adjacent to the Rockwell Nursery School, a childcare center run by the College as a study center for its students, the residence hall is located within the Auburndale Historic District. Within the Rockwell Residence Hall, Lasell proposes to provide 104 beds in 52 double rooms, including three handicap accessible rooms. There are three other existing dormitories in the immediate area: Forest Hall (116 beds), McLelland Hall (65 beds), and Van Winkle Hall (70 beds). With the construction of the Rockwell Residence Hall, there will be a total of 355 beds, in four buildings, on this portion of the campus. Lasell College reports that it suffers from a student housing shortage, and has placed sixty students at the Holiday Inn on Grove Street, in Newton Lower Falls. Twenty-one parking spaces are proposed in a basement-level parking garage, as required by the City’s Zoning Ordinance. The structure features steel frame construction with an exterior of brick veneer and metal wall panels.

## **BACKGROUND**

The proposed dormitory is the latest in a series of dormitories built on this block since 1965, when Van Winckle and McClelland Hall were approved under Board Orders #536-65 and #766-66. The Forest Hall dormitory was approved in 1999 through the City's Administrative Site Plan Review process, which was adopted in 1987.

## **TECHNICAL CONSIDERATIONS**

In accordance with Section 30-5 of the Zoning Ordinance, the plans are to be reviewed for compliance with the dimensional tables contained in Section 30-15 and with parking regulations contained in Section 30-19. In addition, the Director of Planning and Development may consider the application in light of the *Site Plan Review Criteria* listed in Section 30-5(2)(c).

The plans dated October 5, 2005 were forwarded to the City Engineer, the Chief Zoning Code Official, and the Fire Department. Their reviews of these plans are attached (***SEE ATTACHMENTS***).

*I. COMPLIANCE WITH SECTION 30-15*

The following is a technical analysis of the proposed project with respect to the dimensional requirements for a Multi-Use Institution in a Single Residence 1 District (Section 30-15, Table 2).

|   | ORDINANCE      | EXISTING        | PROPOSED   |
|---|----------------|-----------------|--|
| Min. lot area                                     | 50,000 sq. ft. | 378,173 sq. ft. | 378,173 sq. ft.  |
| Min. setbacks <sup>1</sup>                        |                |                 |  |
| Front (Studio Rd)                                 | 73 ft.         | N/A             | 73 ft.   |
| Side (Woodland Road)                              | 73 ft.         | N/A             | 643.3 ft.  |
| Side (Aspen Ave)                                  | 73 ft.         | N/A             | 277.3 ft.  |
| Rear (Forest Ave)                                 | 73 ft.         | N/A             | 232.5 ft.  |
| Min. dormitory bldg. setback from other buildings | 50 ft.         | N/A             | 51.25 ft. to Rockwell Day School, 143.4 to Forest Residence Hall |
| Max. bldg. lot coverage                           | 30%            | 7.5%            | 9.5%   |
| Min. open space                                   | 30%            | Not included    | 72.3%  |
| F.A.R. <sup>2</sup>                               | 0.61           | 0.270           | 0.329  |
| Max. bldg. height                                 | 36 ft.         | N/A             | 31 ft. 11 in.  |
| Max. # of stories                                 | 3              | N/A             | 3  |
| Vegetative Buffer <sup>3</sup>                    | 60 feet        | 60 feet         | 60+ feet   |

Based on the submitted plans, the proposed dormitory appears to comply with the all of the dimensional controls in Section 30-15 of the Ordinance.

<sup>1</sup> For Multi-Use Institutions and dormitories the setbacks are as shown in 30-15, Table 2 or based on the mass of the structure ((length + width + height)/3), whichever is greater.

<sup>2</sup> In accordance with Section 30-15, Table 2, the permitted FAR may be increased by 0.1 for each additional 10% of the lot area that is devoted to usable open space to a maximum FAR of 1.0

<sup>3</sup> In Single Residence 1 and Single Residence 2 Districts, where Multi-Use Institutions and dormitories with more than 3 acres of land abut single residence uses or are separated by such uses by an adjacent street, a 60 ft. vegetative buffer shall be maintained from all property lines of the institutional use.

**II. COMPLIANCE WITH SECTION 30-19**

The following is a technical analysis of the proposed project with respect to parking regulations contained in Section 30-19:

|   | <b>ORDINANCE</b>   | <b>PROPOSED</b>  |
|---|--|--|
| Min. Number of Parking Stalls<br>Factor A = 73<br>Factor B = 52<br>Factor C = 138 | A – B + C<br>73 – 52 + 138 = 159<br>Parking Stalls Req. = 73 | 157 Stalls<br>(includes 21 new and loss of<br>2 due to construction)<br>surplus = 84 |
| Setbacks <sup>4</sup>   |  |  |
| Front   | 60 ft.   | 73 ft.   |
| Side  | 40 ft.   | Side 437 ft. 10 in.  |
| Rear  | 40 ft.   | Rear 67 ft. 8 in.  |
| Standard Stall Size   | 9 x 19 ft.   | 9 x 19 ft.   |
| Maneuvering Aisles  | 24'  | 24'  |
| Entrance/Exit Drives  | 20-25 ft.  | 20 ft.   |
| Handicapped Stalls  | (5) 12' x 19' stalls   | (5) 12' x 19' stalls   |
| Bicycle Parking   | 1/10 parking stalls = 21/10=2.1                              | 4 new  |
| Landscaping   | 5% interior  | No new exterior parking lots   |
| Loading Facilities  | One bay @ 10' x 35'  | 1 bay @10' x 35'   |

As shown in the table above the proposed dormitory and associated parking facility complies with the requirements of Section 30-19. It is worth noting that the College, in its application, indicated that the required parking setback would be 60 ft. This is actually is reference to the required 60 ft. vegetative buffer. The parking facilities associated with this new dormitory comply with the dimensional controls and are outside of the vegetative buffer.

The CZCO's review of Lasell's parking analysis questions the actual number of spaces required for the athletic offices in the basement of Forest Hall and the day care at Rockwell Day School. The Planning Department is confident that the surplus of available parking is sufficient to serve those two uses and counters any irregularities in striping or layout. The Commissioner of Inspectional Services should use his own discretion to review parking for those two uses.

Although not part of this review, the Planning Department notes that there are 10 existing parking spaces within the setback, along Forest Avenue. The Chief Zoning Code Official (CZCO) notes that in a 1999 Administrative Site Plan Review memorandum, the

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<sup>4</sup> Per the ordinance, the required setbacks for the parking facilities are as listed in Section 30-15, Table 2, however, because the parking stalls cannot be located within the required vegetative buffer, the parking setback is 60 ft. for this particular project.

Planning Department indicated that these spaces had been in existence for 14 years, at that time. There is no indication that these spaces predate the March 21, 1977 parking design and layout standards and, as such, the CZCO recommends that the College either provide evidence that these spaces are “grandfathered” (i.e. predate the ordinance requirements) or, if not, then remedy the situation by removing the spaces from the required setback.

#### Site Lighting

The College did not submit a photometric plan as all new parking is proposed for the basement of the building. No additional parking is proposed for the exterior of the property other than a loading bay and bicycle rack. Should the Commissioner of Inspectional Services chose to look at existing lighting of the parking facilities, the Planning Department recommends that lighting be kept to a minimum, given the surrounding residential neighborhood.

The Planning Department believes that there will be lights at the entrance to the dormitory. ***The Planning Department recommends that the College provide a plan and specifications for the proposed lighting at the front entrance to the dormitory and that the lighting include shields to prevent glare.***

### III. AUBURNDALE HISTORIC DISTRICT

The site for the proposed Rockwell Residence Hall is within the boundaries of the Auburndale Historic District and the project must be reviewed by the Commission and receive a Certificate of Appropriateness before a building permit can be issued. The Auburndale Historic District Commission reviewed the proposed plans informally on November 9, 2005, and will conduct a public hearing on December 13, 2005. ***Prior to the issuance of a Building Permit, Lasell College should submit a copy of the Certificate of Appropriateness from the Auburndale Historic District Commission.***

### IV. SITE PLAN REVIEW CRITERIA

As per Section 30-5 of the Zoning Ordinance, the Director of Planning and Development may consider this project in light of the following criteria:

#### A. Convenience and safety of vehicular and pedestrian movement within the site and in relation to the adjacent streets, properties or improvements

The two streets that will serve as the primary access to Rockwell Residence Hall, Studio Road and Forest Avenue, are unimproved, unpaved private streets.





**Figure 1. Looking south down Studio Rd.**

Studio Road and Forest Avenue residents and the College each own up to the center-line of the street. It is our understanding that residents of these streets prefer them to remain as unpaved roads for the near future. The parking lot access road is one-way from the entrance on Forest Avenue to the exit onto Studio Road. All new parking for the dormitory will be located in a basement level parking garage that is accessed via a one-way entrance from Forest Avenue, through the existing parking facility, and down a parking ramp. The ramp will be excavated and the remaining earthen sides supported with retaining walls.

The Planning Department is concerned that the condition of Studio Road and Forest Avenue is in conflict with the growing intensity of use of this parcel. Several dormitories already access their parking areas from these private streets. Rockwell Hall will add parking for twenty-one vehicles, and improvements to the Grellier athletic field may increase the usage of Studio Road and Forest Avenue. However, if either or both roadways were improved, Studio Road and Forest Avenue would be likely cut-through streets for traffic moving through the neighborhood.

In a neighborhood meeting held on November 10, 2005, by the Planning Director, residents complained that students are parking on Studio Road, and walking in the roadway. *The Planning Department recommends that Lasell College review the pedestrian access points for the complex of dormitories and ensure that there are adequate off-street pedestrian connections to Woodland Road. Moreover, the Planning Department questions the location of the secondary entrance to the proposed Rockwell Hall dormitory, and suggests moving it away from the Studio Road side of the building and closer to the athletic field. Additionally, the walking path to Studio Road from the southwest corner of the proposed dormitory should be*

**removed.** Students must have safe pedestrian crossings and pathways, and should be discouraged from walking in the roadways.

Neighbors also report that one-way traffic circulation into the main parking lot behind Forest Hall is largely ignored by those using the parking facility. ***The Planning Department suggests improving the signage and/or reducing the width of the entrance to discourage prohibited two-way traffic.***

Lasell College already has a significantly higher number of available spaces than what is required by the City's Zoning Ordinance, and is adding 21 more spaces in the basement level garage of the proposed Rockwell Hall dormitory. The Chief Zoning Code Official (CZCO) noted in his November 23, 2005 memo (*see ATTACHMENT B*); a proposed surplus of 84 on-site parking spaces. ***Given the neighborhood's complaints regarding student parking habits, the Planning Department recommends the Commissioner of Inspectional Services confirm with the College it's policy on student parking to confirm that all students with cars on campus have an assigned off-street parking space. Given the apparent excess of parking, the Planning Department recommends elimination of the lower level spaces in the proposed dormitory and repositioning of the proposed dormitory to preserve more of the vegetative buffer along Studio Road.***

As previously mentioned, the CZCO noted in his memo that ten existing parking spaces (not part of the subject project) which are accessed directly from Forest Avenue and which partially overlap the street right-of-way. It is not clear whether these spaces pre-date the parking ordinance requirements. Even if the College can provide evidence that these spaces are grandfathered, the Planning Department recommends that these be removed. ***As this subject is not directly related to the Rockwell Residence Hall review, the Planning Department recommends that the College work with Commissioner on this issue, however, the resolution of this zoning issue cannot be tied any way to the issuance of building and/or occupancy permits for the proposed dormitory.***

Emergency access to the dormitory must also be from the two private roads. To facilitate emergency services, and at the request of the Fire Department, the College proposes to construct an emergency access road that runs behind Rockwell Hall from the parking lot of the Rockwell Nursery School, to the existing parking lot, south of Forest Hall. This emergency access is proposed as a bituminous pathway, 16 ft. wide. The plans submitted by Lasell College do not indicate how the parking spaces at the Rockwell Nursery School will be arranged after the access road is built. A site visit by the Planning Department determined that the current parking layout would present

a conflict with access by emergency vehicles. ***The submitted parking layout plans should be updated to show the parking layout at Rockwell Nursery School.***



**Figure 2: Grellier Field on left, dorm site to right of path**

The Fire Department reviewed the project and determined that the plans meet with the requirements and approval for fire department accessibility and water to the site (*See ATTACHMENT C*).

However, if the underground parking and the access ramp leading to the garage is removed from the proposal, the Fire Department *may* no longer need the emergency access road, as the department would have access to both the north and south side of the proposed dormitory. *In this situation, the Planning Department would again recommend repositioning of the proposed dormitory to preserve more of the vegetative buffer along Studio Road.*

*If the current site plans remain unchanged, the Planning Department recommends that the College use a higher quality surface, such as pressed concrete pavers, to discourage unauthorized vehicles from using the emergency access road.* Because the access road originates at the adjacent Rockwell Nursery School, for safety reasons, the Planning Department recommends that a gate, or other fencing acceptable to the Fire Department, be installed at the entrance to the emergency access road, with a sign stating “unauthorized vehicles prohibited.”

Construction of the proposed dormitory may cause significant damage to Studio Road and Forest Avenue. These roads already have standing water, sizeable potholes, and become muddy and slick after a rainstorm. During construction, these roads must be maintained in adequate condition for the use of residents, and following completion returned to acceptable condition. ***Prior to the issuance of any Certificate of***

***Occupancy, the College should demonstrate that Studio Road and Forest Avenue are in a condition acceptable to the City's Public Works Department.***

If requested by the owners of private way, the Public Works Department will deliver gravel to roadways, but will not spread the gravel; this is the responsibility of the owners. ***Should Studio Road or Forest Avenue require repair during or following construction of the proposed dormitory, Lasell College should offer to spread the gravel on behalf of all the owners.***

**B. Provision of off-street parking and loading**

Twenty-one off-street parking spaces are required by the zoning ordinance for the residence hall. These are to be accommodated in a basement level parking garage accessed by a ramp from the existing parking lot. The surface area of the existing parking lot will be reconfigured to provide a single loading bay and a bicycle rack.

The College demonstrated in its parking analysis that this complex of dorms has more than adequate parking to meet the requirements of the City's Zoning Ordinance. The twenty-one spaces are provided as a convenience but are not required. ***Without the construction of the basement parking, Lasell would still have a surplus of 63 parking spaces. If the College chose to eliminate the lower level spaces in the proposed dormitory and reposition the building to preserve more of the vegetative buffer along Studio Road, the Planning Department believes the immediate neighborhood would be better served.***

**C. Screening of parking areas and structures**

The site of the proposed residence hall is densely vegetated and characterized by a deep depression that runs between Studio Road and the site of the proposed residence hall.



**Figure 3. Dorm site viewed from Studio Rd.**

To accomplish the site preparation and construction of the proposed dormitory, the College is proposing to remove at least 282 caliper inches of coniferous and deciduous trees. The majority of the trees to be removed are located where the proposed dormitory will be sited. A substantial number of existing trees between the

proposed residence hall and Studio Road will remain. The Landscape Plan shows that an additional 10 evergreen trees and 4 deciduous trees will be planted within the front setback to augment the existing vegetation.

Two new water lines are proposed to run from the new dormitory through the vegetative buffer zone to a connection in Studio Road. *The Planning Department is concerned that the construction of these water lines may disturb and damage existing vegetation and recommends that the College consider an alternate route for the water lines.*

*The Planning Department is concerned that the residence hall will be highly visible to abutters across Studio Road who currently view a densely vegetated landscape. While the additional landscaping will help improve screening, the trees in this area are mostly deciduous, and should be augmented with greater numbers of evergreens. Furthermore, the proposed dormitory is slightly uphill from Studio Road, which will increase its visibility even more.*

The rear and side of the proposed dormitory is only partly screened from residents living on Forest and Aspen Avenues. Running along the rear of the proposed dormitory is a paved bituminous fire road, and adjacent to it is Grellier Athletic Field.

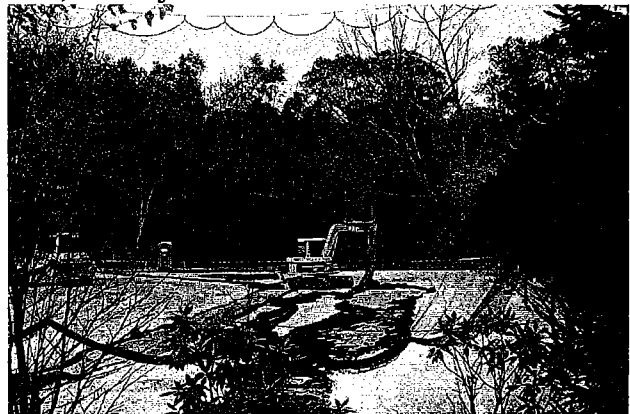


Figure 4. Dorm site from Forest Rd. , looking across athletic field

Forest Avenue sits a few feet below the grade of the proposed dormitory and Grellier Field. *The Planning Department requested that the College include additional trees on its plans for the edges of its campus along Forest and Aspen Avenues, to provide screening for abutters. The College has since provided an updated landscape plan to satisfy this request.*

D. Provision of Utilities, adequacy for the methods for disposal of sewage, refuse and waste, and location of utility service lines underground

The Associate City Engineer reviewed the proposal. His report, dated November 1, 2005, is attached (*See ATTACHMENT A*). The Associate City Engineer notes a number of items that need additional information or clarification including flooding and

Infiltration/Inflow mitigation. ***The College should respond to all issues raised by the Associate City Engineer prior to the issuance of a Building Permit.***

E. Avoidance of topographic changes

It does not appear that any substantial grade changes are proposed. However, the Associated City Engineer in his report asked the College to determine if the parcel is subject to flooding. ***(See ATTACHMENT A)***

F. Site/Relationship to Nearby Structures

Three dormitory buildings are already located on this block, bounded by Woodland Road, Forest Avenue, Aspen Avenue, and Studio Road. All are three story brick structures. The City's Zoning Ordinance requires that institutional buildings on the same property must be located not less than 50 ft. from one another. Rockwell Hall as proposed meets this requirement.

Like the three existing dormitories, Rockwell Hall is proposed to be clad in a brick veneer, and to feature metal panels at the short ends of the buildings. The architecture of the structure is of a featureless institutional style. Each double bedroom is located off a long hallway, and provided with a single window. The site of the proposed dorm is located within the Auburndale Historic District, and as such the design of the new structure, including the massing, materials, and architectural detailing, will be subject to the Auburndale Historic District Commission's approval.

The top level includes a mechanical room and access to a rooftop terrace with glazed guardrails. ***For safety reasons and to address neighborhood concerns about noise, the Planning Department recommends the elimination of the rooftop terrace.***

The Planning Department is concerned that noise from the mechanical equipment placed on the roof of the building may impact residential abutters. ***Prior to the issuance of a building permit Lasell College should provide information on the type of equipment that will be housed on the roof and the noise mitigation techniques that will be employed.***

The Planning Department notes that Rockwell Hall, as proposed, does not bear any relationship to the adjacent historic structures. In other parts of the Lasell Campus, more care was taken to add architectural detailing, in keeping with the neighborhood, to the design of a new structure. For example, new construction on Bragdon Hill features gabled ends, variation in the exterior materials, and more detailed fenestration.

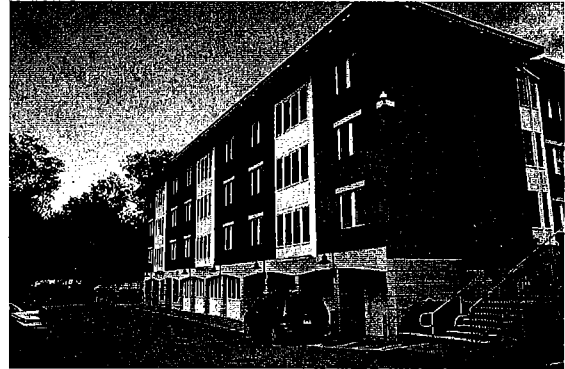


**Figure 5. Bragdon Hall, corner of Woodland Ave. and Grove St.**

These examples were constructed ***before*** the creation of the Auburndale Historic District. ***Regardless of the presence of the Historic District, the Planning***

***Department would recommend that Lasell College look for opportunities to improve the architecture of the proposed residence hall.***

By way of example, Lasell could chose to have the proposed dorm respond architecturally, to either Forest Hall, or the Rockland Nursery School building.



**Figure 6. Rear of Forest Hall, adjacent to proposed dorm site.**



**Figure 7. Rockland Nursery School from Studio Rd.**

**G. Avoidance of Removal of Historic Resources**

Rockwell Hall, as proposed, does not require the removal of any historic resources, however, representatives of Lasell College have stated in neighborhood and other public meetings its intention to build another dormitory in this part of the campus, most likely in the location of the Rockwell Nursery School, but no plans for such a dormitory have been filed with the City.



## **CONSTRUCTION MANAGEMENT**

Lasell College must perform all construction in accordance with the conditions of a Construction Management Plan (“C.M.P.”). The C.M.P. should be submitted to the City Engineer, City Traffic Engineer, Director of Planning and Development, and Commissioner of Inspectional Services for review and approval before any construction activities related to this Project are commenced on the Site, and must include items listed below, as well as any additional requirements of the Associate City Engineer from his report (*See ATTACHMENT A*).

- a) The installation and maintenance of a security fence around the construction area of the site.
- b) Plans should show a designated truck route through the neighborhood and a specific access site for trucks. Truck routes should not conflict with school bus routes and dismissal times.
- c) All employees of contractors and subcontractors should park on the site and not on neighborhood streets. The College must include this parking prohibition in all construction contracts, for both the general contractor and all subcontractors.
- d) Lasell College should take appropriate steps to prevent vehicles exiting the site from carrying mud or construction debris onto the surrounding streets, including but not limited to washing vehicle tires. As requested by the Commissioner of Public Works, the College must provide street cleaning at its expense to remove mud or construction debris from streets abutting the site.
- e) The College should take appropriate steps to control the dust generated during the grading, excavation and construction on the site, including requiring covers to be placed over open trucks.
- f) The hours of construction must be between 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. There shall be no exterior construction work on Sunday. Interior construction work may occur at other times when a building is fully enclosed. Exterior construction work at other times due to unusual construction needs may occur only with the advance approval of the Commissioner of Inspectional Services. Contractor must coordinate hours of construction and truck deliveries to minimize the conflicts between the construction vehicles and the school-aged pedestrians walking to/from the Williams School.
- g) The College must designate a person responsible for the construction process and provide the name and telephone number of such person to the Commissioner of Inspectional Services and Chief of Police.
- h) Noise from heaters used during construction in winter conditions must comply with the City’s Noise Control Ordinance and any plastic sheeting used for weather protection must be securely tied down to prevent flapping.
- i) Noise levels at the Site must comply with the City's Noise Control Ordinance, Section 20-13.

- j) Plans should show an on-site construction staging area and an on-site holding area of sufficient size to prevent queuing of trucks waiting to deliver materials.
- k) Erosion control measures must be in place before excavation or earth removal.
- l) The material storage area(s) must be clearly defined and secured. The contractor shall make every effort to locate the material storage area(s) as far away from the abutting residences as possible.
- m) All drainage infrastructure must be installed and functioning with the catch basins set at binder grade prior to the installation of the binder course of asphalt. The catch basins will not be raised to finish grade until no sooner than one week prior to the installation of the finish course of asphalt.
- n) A construction phasing plan shall to be submitted, reviewed and approved by City Engineer and Director of Planning and Development prior to the issuance of any building permits.
- o) A Tree Protection Plan should be submitted for the review and approval for the City's Tree Warden prior to the issuance of a Building Permit.

#### LASELL COLLEGE NEIGHBORHOOD COUNCIL

***The Planning Department recommends the creation of a neighborhood council based on the model used by other institutions in the City, to improve and facilitate communication between Lasell College and the neighborhood.*** Such a council would provide a forum to discuss material issues of general and mutual concern to the City, College, and abutters. The Council would allow the City and resident members to provide constructive input to the College concerning plans for new construction and renovation, future planning, traffic and traffic management, and operational efficiencies. These are topics that may effect or impact campus parking, the surrounding neighborhood, and the City. Neighborhood Councils have been established by other institutions, such as Boston College and Newton Wellesley Hospital, to help facilitate open communications between the institution, the abutters and/or surrounding neighbors, and various City departments.

If agreeable to the College, the Planning Department recommends that the membership consist of at least one resident/property owner from one the following streets: Aspen Avenue, Studio Road or Forest Avenue, two other residents/property owners whose properties either directly abut or are located across a private or public way from Lasell College property, at least one designee of the President of Lasell College, one of the Ward 4 Aldermen and a representative from the Department of Planning and Development. The Planning Department recommends that there be two (2) meetings annually.

After consultation with and input from representatives of the College, the resident representatives on the Council should be selected by the local Neighborhood Association. Resident representatives should be selected based on their capability of representing a multiplicity of interests within each abutting residential area to the College and their desire to work with the College and City staff on improvements to the neighborhood and/or future proposed changes to the College's campus.

## CONCLUSIONS AND RECOMMENDATIONS

*The Planning Department has determined that the proposed Rockwell Residence Hall meets the requirements of the City's Zoning Ordinance.* However, the Department also believes that the design of the building could be improved, to provide a better product for the College, its students, and the surrounding community.

If, as representatives of Lasell College have stated, yet another dormitory is planned, the Planning Department would like to see a more comprehensive set of plans for this site. Knowing the location of the second dormitory might clarify issues related to site circulation and parking, and the site layout.

*With your agreement, prior to the issuance of any Building Permit, Lasell College should:*

- *provide a plan and specifications for the proposed lighting at the front entrance to the dormitory and all lighting fixtures should include shields to prevent glare;*
- *review the pedestrian access points for the complex of dormitories on this portion of the campus and ensure that there are adequate off-street pedestrian connections to Woodland Road;*
- *respond to the comments made by the Associate City Engineer;*
- *provide information on the roof top mechanical systems and proposed noise mitigation;*
- *provide information on the College parking management plan for students to confirm that all students with cars on campus have an assigned off-street parking space;*
- *document the issuance of a Certificate of Appropriateness from the Newton Historical Commission;*
- *consider making changes to the plans as suggested by the Planning Department, including; moving the water lines to avoid further encroachment into the buffer, moving the secondary entrance farther away from Studio Road, and eliminating the roof top terrace;*
- *update its site plans to include: the parking layout at Rockwell Nursery School, a gate or other structure acceptable to the Fire Department at the entrance of the fire access road (if the road remains on the plan) with a sign stating "unauthorized vehicles prohibited," or eliminate lower level parking and fire access road entirely; and*
- *submit a Construction Management Plan, with the requirements described above, acceptable to the Commissioner of Inspectional Services.*

*Prior to the issuance of any Certificate of Occupancy the Public Works Department should verify that Studio Road and Forest Avenue are in an acceptable condition.*

## ATTACHMENTS:

*ATTACHMENT A - MEMO OF ASSOCIATE CITY ENGINEER, DATED NOVEMBER 1, 2005*

*ATTACHMENT B - ZONING REVIEW MEMORANDUM, DATED NOVEMBER 23, 2005*

*ATTACHMENT C - LETTER FROM FIRE DEPARTMENT, DATED OCTOBER 17 2005*



**CITY OF NEWTON**  
ENGINEERING DIVISION

MEMORANDUM

To: Michael Kruse, Director of Planning (via email)

From: John Daghlilian, Associate City Engineer

Re: Administrative Site Plan Review – Lasell College- Rockwell Site

Date: November 1, 2005

CC: Lenny Gentile, Alderman  
Amy Sangiolo, Alderman  
John Stewart, Alderman  
John Harney, Alderman  
Bruce Proia, Deputy Fire Chief (via email)  
Lou Taverna, P.E., City Engineer (via email)  
Linda Finucane, Associate City Clerk  
Nancy Radzevich, Chief Planner (via email)  
Alexandra Ananth, Planner (via email)

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In reference to the above site, I have the following comments for a plan entitled:

*Rockwell Site Residence Hall  
Lasell College  
Prepared By: Steffian Bradley Architects  
VTP Associates Inc.  
Dated: 10-5-'05*

**Drainage:**

1. An on site soil evaluation needs to be performed to obtain the seasonal high groundwater elevation, percolation rate in accordance to Title V. This information is needed to verify the design assumptions. The locations of these tests need to be shown on the site plan. The test should be performed within 20' of the proposed dry-well system.
2. The drainage analysis is correct based on the City of Newton's 100-year storm event.

3. Based upon a site visit and the existing topography there is a depression on site and the engineer of record shall submit a calculation to determine if the parcel is or is not Isolated Land Subjected To Flooding, based on the Massachusetts Department of Environmental Protection Regulations.
4. The dry well detail needs to specify the size of the washed stone, thickness of the stone around and beneath the dry wells. The elevation of the bottom of the stone, bottom of the dry well structure, and depth to groundwater table need to be labeled. The dry well detail needs a layer of filter fabric- a 3" layer of peastone on top of the system, and then covered over with filter fabric.
5. The dry wells need to have a standard drain manhole frame and cover added to allow for routine maintenance and inspections.

**Sewer:**

1. Capacity calculations are needed for the downstream sanitary sewer collection system.
2. The proposed dormitory lies within the City's sewerage **Area A**. The City has performed Infiltration/Inflow (I/I) studies in the development area, and has concluded that a major I/I contribution exists in this area of the City. Numerous direct and indirect illegal connections to the sewerage system exist; thus comprising a major component of the I/I problem. The applicant will be subject to I/I mitigation, at a ratio of 8:1 (8 gallons removed for ever one gallon added). Flow will be calculated based upon 110 gallons per bedroom. The dollar value will have to be worked out with the Department of Public Work, typically the payment formula is based upon ***\$/bedroom (dorm room) x number of bedrooms per unit***. The cost for removal will be determined by the Commissioner of DPW & Director of Utilities.

**Water:**

1. A fire flow test required to be performed and witnessed by the Utilities Division. The test is needed for the design of the Fire Suppression System of the dormitory. The applicant shall contact the Utilities Division 48-hours [617-796-1650] in advanced and schedule the testing. The applicant shall retain the services of a consultant that specializes in Fire Flow Testing.

2. Hydraulic calculations will be required for the fire protection system, they must be submitted by a Professional Engineer specializing in Fire Protection Systems, the calculation must be submitted to the Newton Fire Department.
3. The water lateral that is proposed for the fire hydrant needs to have ductile iron sleeves rather than PVC sleeves through the two retaining walls.
4. Various thrust blocks are needed for the proposed water services and hydrant connections.
5. The hydrant detail is incorrect; the 18" is the minimum clearance from the centerline of the nozzle connections to the proposed finished grade. Furthermore the gate valve needs to be located 6' from the face of the hydrant

**Construction Management:**

1. A Construction Management Plan (CMP) is needed which identifies how and where construction vehicles will enter and egress the site, deliveries made, construction worker's parking, stock piling of materials will take place.
2. The CMP needs to address site stabilization during and after construction.
3. How the site will be secure during and after construction hours. Is there any blasting anticipated?
4. An approved type of siltation control is needed.
5. During construction the contractor shall be required to provide stabilized entrance/egress apron of crushed stone; along with a temporary area to wash off tires of construction trucks so that mud and silt is not carried off site and deposited onto the public roadway or sidewalks.
6. An Operation & Maintenance Plan is needed for the project, annual inspections report of the proposed drainage system should be stamped by a Registered Professional Engineer and submitted annually to the Commissioner of Public Work to ensure that the proper maintenance is being executed.
7. All siltation control measure shall be in place prior to any construction activity, and shall be inspected after a major storm event. All damaged or weak sections shall be reinforced with new hay bales.

**General:**

1. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval. *This note should be incorporated onto the plans*
2. The applicant will have to apply for a Utilities Connecting Permit with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
3. The applicant will have to apply for a Building Permit with the Department of Inspectional Service prior to any construction.
4. Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading. *This note must be incorporated onto the site plan.*
5. If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work. *This note must be incorporated onto the site plan.*

If you have any questions or concerns please feel free to contact me @ 617-796-1023.



## Zoning Review Memorandum

### Administrative Site Plan Review – Educational Institution

Dt: November 23, 2005

To: Michael Kruse, Director, Department of Planning and Development  
John Lojek, Commissioner of Inspectional Services

Fr: Juris Alksnitis, Chief Zoning Code Official

Re: Zoning review of application for administrative site plan review for the construction of a new dormitory at Lasell College.

#### Applicant(s): Lasell College

**Site:** Studio Road, Auburndale

**SBL:** Section 43, Block 38, Lots 1 & 2

**Zoning:** Single Residence 1

**Site Area:** 378,173 sq.ft. (per surv. plan)

**Current use:** Partially vacant land adjacent to soccer field and Rockwell House

**Prop. Use (new build):** 104-bed dormitory and garage under.

#### Background:

Lasell College, a non-profit educational institution has operated at this locus for some time and has expanded its facilities over the years within Auburndale. The proposed new dormitory is the most recent new building in a series of buildings constructed by Lasell College during its current building program. BO #536-65 and #766-66 approved the initial dormitories within this block, followed by another dormitory (Forest Dormitory) approved in 1999 pursuant to the Administrative Site Plan Review process adopted in 1987 by the City for review of non-profit educational institutions. Subsequently, the College received approval for a 45 stall accessory parking lot along Woodland Rd. While neighbors challenged the issuance of the building permit, the decision of the Commissioner of Inspectional Services was upheld by the Zoning Board of Appeals per case #26-01, September 25, 2001. (also see References below). At this time the College wishes to increase its dormitory facilities within the block bounded by Woodland Rd., Studio Rd., Aspen Ave., and Forest Ave.

#### Administrative determinations

1. As the applicant is a non-profit educational entity, the proposed project is subject to the administrative site plan review procedure per Section 30-5(a)(2). This procedure governs the review of "Dover amendment" type entities. Existing conditions which vary from and pre-date Table 2, *Dimensional Requirements for Religious and Non-profit Educational Uses*, adopted in 1987, are considered legal nonconforming.
2. Lasell College has submitted an application to the Director of Planning and Development for review. The proposed project is subject to the Newton Zoning Ordinance (Ordinance), including Section 30-15, Table 2, *Dimensional Requirements for Religious and Non-profit Educational Uses* (Table 2), Section 30-16 Dimensional Requirements for Dormitories in Residence Districts, and Section 30-19 Parking and Loading Facility Requirements. The

proposed addition must comply with Table 2 standards, Section 30-16(c) *Building Location*, and with Section 30-19, parking requirements.

3. The applicant's campus consists of multiple lots acquired by the College over time and the site of the proposed work is located within a parcel consisting of two lots. It is noted that the City's policy with respect to educational institutions historically has been to apply Table 2 requirements on a case by case basis to the campus as a whole and to its perimeter lot lines unless specific conditions necessitate a different approach. In this case, the site under consideration for the proposed dormitory is comprised of the 2 lots within the block bounded by Woodland Rd., Studio Rd., Aspen Ave., and Forest Ave., totaling 378,173 sq.ft. per the submitted survey plan. This block also contains three previously constructed dormitory buildings, several parking areas, a soccer field (currently undergoing renovation with synthetic turf), and an historic building (Rockwell House) with a day care center which has been part of a Lasell College day care learning program since the mid-1960's.
4. Plans submitted by the applicant indicate that Table 2 requirements pertaining to the proposed dormitory building are satisfied, including the ornamental bay overhang. Due to open space exceeding the minimum requirement of 30%, the Table 2 bonus (see Footnote 3) pertaining to FAR is available. Up to .4 (based on .1 per each full 10% over the minimum) may be added to the initial FAR limit of .2 for a total maximum FAR of .6. The proposed new FAR of .33 meets this limit. In addition, the proposed dormitory meets the building separation requirement of 50 ft. as required per Section 30-16(c). Also, Table 2, Footnote 2 requires that in a Single Residence 1 and 2 zoned area, a 60 ft. wide "vegetative buffer" be maintained between the institutional use and property lines when proximate to single residence uses. The existing soccer field and proposed new landscaping along Studio Rd. will provide a buffer within the applicable 60-ft. zones meeting this requirement.
5. Section 30-19(c) and (d) set out the applicable requirements pertaining to the required number of parking spaces. As the proposed new dormitory will cause an increase in the number of required spaces, the formula A-B+C set out in Section 30-19(c)(2)a) applies. In addition, Section 30-19(d)(5) requires one parking space per 5 dormitory residents. Based on plans submitted by the applicant, an overall total of 73 spaces (rounded up) is required for the existing and proposed 355 total dormitory beds [factor A]. At present, 52 spaces (rounded up) are required for the currently existing 251-bed dormitory use [factor B]. In 2001, the City approved the 45 stall Woodland Rd. parking area including 1 handicapped space. A recent site visit found that the existing parking area between the soccer field and Forest Dormitory has been re-striped and contains 56 spaces, (including 3 handicapped spaces) which differs in part from the layout proposed in submitted plans. Together with other existing on-site parking, a total of 141 surface parking spaces is provided within the subject site serving the dormitories and soccer field. When adjusted for existing surface parking spaces to be relocated due to proposed construction of the new dormitory, the net available surface parking figure remains 141 [factor C]. Application of the formula results in the following calculation:  $A:73 - B:52 + C:141 = 162$ . However, the outcome may not exceed the maximum requirement as provided in A. As a result, the required number of spaces for dormitory use is 73 while 141 surface parking spaces will be provided on site. In addition, 21 new spaces are proposed in the garage under the proposed dormitory, increasing available supply to 162, indicating a surplus of 89 spaces overall.
6. The applicant has indicated that 8 athletic offices are located in the basement of Forest Dormitory, facing the soccer field. Lasell College needs to indicate whether this represents a

change from previously approved uses in this building and provide gross floor area information and floor plans pertaining to these offices in order to confirm the applicable number of required parking spaces for this use. This applies as well to such other non-dormitory uses which may have been located here, if any. Section 30-19(d)(11) establishes the parking requirement for offices based on 1 space per 250 sq. ft.

7. Rockwell House, located adjacent to the site of the proposed dormitory, contains a day care center/learning program which has been in operation since the mid 1960's, predating the adoption of day care center requirements, including parking and related requirements in 1998. This use, currently identified on exterior signage as Holway Child Study Center, was formally authorized per Board Order #483-70 for 40 children under prior Zoning Ordinance provisions which have since been superseded by current provisions contained in Section 30-5(a)(3). More recent occupancy permits indicate a capacity of 50 children, which may potentially have triggered current requirements as to the required number of spaces.

While a recent site visit found 6 cars parked within the unstriped informal parking area adjacent to the building, five parking spaces are attributed to this location as part of the parking calculation provided on plans submitted by the applicant. However, absent dimensional information, it is unclear whether the currently existing driveway from Studio Rd. and informal parking area adjacent to Rockwell House meet parking design requirements (in effect since 1977) established respectively in 30-19(g) for facilities with 5 or fewer spaces and in Section 30-19(h)-(k) for facilities with 6 or more spaces. Historical information regarding the construction of the driveway and parking area would help determine whether this facility pre-dates applicable parking design requirements.

Submitted plans show a proposed fire road leading from the Forest Dormitory parking area to the Rockwell House parking area but do not dimension this area, as previously noted. As a result, it is unclear whether sufficient clearance exists for fire apparatus. Moreover, under current provisions, Section 30-19(d)(16) requires one stall per each non-resident employee, based on staff working the learning center. Additional information addressing the considerations discussed above is necessary in order to determine the applicable parking design requirements and also to determine the appropriate number of required parking spaces for the Holway Child Study Center facility to the extent that it relates to the proposed dormitory project.

8. Section 30-19(h) – (l) establish design, landscaping, lighting, bicycle parking, and loading area provisions applicable to parking facilities of this size. Several parking spaces along the soccer field are being relocated due to the proposed dormitory construction, and an additional 21 new spaces are proposed in the basement garage. These new parking spaces meet applicable 30-19(h) dimensional requirements. However, it is unclear whether sufficient handicapped spaces (HP) are being provided. A site visit found that the Forest Dormitory parking area had been re-striped with a somewhat different parking layout and count than shown on proposed plans. The three HP spaces identified at Forest Dormitory together with the 1 HP space at the Woodland Rd. lot, provide a total of 4 spaces, while Section 30-19(h)(2) c) requires 5 compliant HP spaces for the site overall.

Perimeter landscaping meeting the requirements of Section 30-19(i)(1) is provided at the Studio Rd. end of the parking area containing the replacement surface spaces. While interior landscaping is also provided, submitted plans do not contain information confirming that

such landscaping meets the requirements of 30-19(i)(2) within the proposed reconfigured parking area.

Plan notes state that 1 ft.-candle illumination will be provided consistent with Section 30-19(j)(1). However, no lighting plan nor photometric plans have been provided indicating the placement of light fixtures or the illumination levels over the reconfigured parking area.

Bicycle parking meeting 30-19(k) requirements and a loading area meeting 30-19(l) requirements are also provided at the Studio Rd. end of the parking lot. However, these are located within the required setback, which is 73 ft. from Studio Rd., and will necessitate a waiver from the Board of Aldermen per 30-19(m) unless relocated.

9. Submitted plans also indicate 10 existing spaces (not part of the subject project) which are accessed directly from Forest Ave., and which partially overlap the street right of way. In a prior Administrative Site Plan Review memorandum dated March 25, 1999 the Planning Department noted the location of these spaces while also reporting the view of college officials who believed these spaces to have been in existence some 14 years at that time. It is also noted that the City adopted parking design and layout standards March 21, 1977. These spaces would have needed to comply with design and setback requirements in effect at the time of construction, which would not have allowed intrusion into a right of way nor location within a setback without a waiver/special permit from the Board of Aldermen. It is recommended that Lasell College take the opportunity to remedy this matter in conjunction with the proposed dormitory construction project. Given the surplus of parking spaces as discussed in section 5, above, these non-compliant spaces may be removed without reducing the total spaces below Zoning Ordinance required levels.
10. While the applicant has not indicated any signs, it is noted that signs are subject to permitting requirements established in Section 30-20.
11. The proposed new dormitory will be located nearly entirely within the Auburndale Historic District. Lasell College is responsible for following all applicable procedures and requirements of the District.
12. See table "Administrative Site Plan Review – Nonprofit Educational Use.", below.

| <b>Administrative Site Plan Review – Nonprofit Educational Use</b> |   |                 |
|--|---|-----------------|
| <b>Ordinance</b>   |   | <b>Complies</b> |
|  | <b>Nonprofit Educational Status</b>   |                 |
| 30-5(a)(2)(a)(i)   | Evidence of nonprofit educational status provided.  | Yes             |
|  | <b>Section 30-15, Table 2</b>   |                 |
| 30-5(a)(2)(a)<br>Table 2; Fn 2                                     | Dormitory building complies with applicable controls, including setbacks and vegetative buffer. | Yes             |
| 30-16(c)   | Dormitory building complies with 50 ft. building separation requirement                         | Yes             |
|  | <b>Parking</b>  |                 |
| 30-5(a)(2)<br>30-19(d)(5)  | Complies with dormitory parking requirement as to number of spaces.                             | Yes             |
| 30-19(h)(2)(c)   | Complies with handicapped parking requirement as to number of spaces.                           | No              |

| <b>Administrative Site Plan Review – Nonprofit Educational Use (cont.)</b> |  |                 |
|--|--|-----------------|
| <b>Ordinance</b>   |  | <b>Complies</b> |
|  | <b>Parking (cont.)</b>   |                 |
| 30-5(a)(3)c)<br>30-19(d)(16)<br>30-19(g), or<br>30-19(h)-(k)               | Rockwell House/Holwell Child Study Center - day care learning center complies with applicable day care center parking requirements as to number of spaces and applicable design standards. | Insuff. Info.   |
| 30-5(a)(2)<br>30-19(d)(11)   | Athletic offices comply with applicable parking requirement as to number of spaces.  | Insuff. Info.   |
| 30-19 (h)(1)   | Reconfigured parking facility, bicycle parking, and loading bay comply with applicable setbacks. <u>Note:</u> Sec. 30-19(m) waiver may be necessary.                                       | No              |
| 30-19 (h)(2)-(5);  | Parking design and layout complies with applicable design and dimensional standards.   | Yes             |
| 30-19(i)(1)  | Perimeter landscaping complies with applicable design standards.   | Yes             |
| 30-19(i)(2)  | Interior landscaping complies with applicable design standards.  | Insuff. info.   |
| 30-19 (j)(1)   | Lighting complies with applicable illumination requirements for reconfigured parking facility.   | Insuff. Info.   |
| 30-19 (k) & (l)  | Bicycle parking and loading bay comply with applicable design requirements.  | Yes             |
|  | <b>Sign(s)</b>   |                 |
| 30-20(e)   | N/A  | N/A             |

#### References

- Board Orders #536-65 & 766-66 – Authorize original dormitories on this parcel
- Building Permit #616-99 – Authorizes Forest dormitory in 1999
- Building Permit #548-01 – Authorizes Woodland Rd. parking area
- ZBA #26-01 Upheld CIS decision to issue permit for Woodland St. pkg lot.
- Land Court Case No.: Misc. Case No. 276354, Suit filed by Nortons vs. ZBA and Lasell appealing ZBA #26-01 ruling.

#### Plans and materials reviewed:

- Plan titled "Chase Addition, Brimmer and May School, Chestnut Hill, MA", Dwg. EX1.1-Existing Conditions Survey & Plan, dated March 18, 2005, prepared by Samiotes Consultants, Inc., 10 Central St., Framingham, MA 01701, stamped and signed by Linda Campbell, Land Surveyor.
- Plan set titled "Lasell College, Newton Massachusetts, Rockwell Site Residence Hall, Administrative Site Plan Review Submission" dated 10/10/05, prepared by Steffian Bradley Architects, 100 Summer Street, Boston, MA 02110, consisting of the following plans stamped and signed by as indicated below:
  - Title sheet and Locus Plan.
  - Civil plans prepared by VTP Associates, Inc. 132 Adams St., Newton, MA 02458, dated October 5, 2005, stamped and signed by James J. Abely, Registered Professional Land Surveyor and Registered Professional Civil Engineer:
    - Sheet 1 of 5 – Site Plan, Newton, MA, showing existing conditions at Rockwell Res. Hall
    - Sheet 2 of 5 – Utility Plan, Newton, MA, showing proposed conditions at Rockwell Res. Hall
    - Sheet 3 of 5 – Utility Detail Sheet, Newton, MA, showing details at Rockwell Residence Hall

- Sheet 4 of 5 – Site Grading Plan, Newton, MA, showing prop. conditions at Rockwell Residence Hall
  - Sheet 5 of 5 – Site Grading Detail Sheet, Newton, MA, showing details at Rockwell Res. Hall
- Dwg. L-1 – Landscape Plan, stamped and signed by Mark C. Kopchet, Registered Landsc. Arch.
  - Dwg. L-2 – Tree Inventory and Removal Plan, stamped and signed by Mark C. Kopchet, RLA
  - Dwg. A100 – Basement Floor Plan, stamped and signed by Auca Caritano, Registered Architect
  - Dwg. A101 – First Floor Plan, stamped and signed by Auca Caritano, Registered Architect
  - Dwg. A102 – Second Floor Plan, stamped and signed by Auca Caritano, Registered Architect
  - Dwg. A103 – Third Floor Plan, stamped and signed by Auca Caritano, Registered Architect
  - Dwg. A104 – Penthouse and Roof Floor Plans, stamped and signed by Auca Caritano, Reg. Arch.
  - Dwg. A201 – Elevations, stamped and signed by Auca Caritano, Registered Architect



David B. Cohen  
Mayor

**CITY OF NEWTON, MASSACHUSETTS**  
**FIRE DEPARTMENT HEADQUARTERS**

1164 Centre Street, Newton Center, MA 02459-1584  
Chief: (617) 796-2210 Fire Prevention: (617) 796-2230  
FAX: (617) 796-2211 EMERGENCY: 911



Joseph E. LaCroix  
Chief

October 17, 2005

Jean Fulkerson, Principal Planner  
Newton Planning Department  
1000 Commonwealth Avenue  
Newton, MA 02459

Dear Ms. Fulkerson:

The Newton Fire Department has reviewed the site plan for the proposed Residence Hall at Lasell College.

The plan meets with the requirements and approval for fire department accessibility and water to the site.

Very truly yours,

A handwritten signature in black ink, appearing to read "AIC BR" followed by a stylized flourish.

Bruce A. Proia  
Assistant Chief of Operations

BAP/cf

cc: Michael Kruse, Newton Planning Department